

..- **CONSTRUCTION CONTRACT AWARD FOR FIRE BOND SEISMIC RETROFIT PROJECT**

Approval of Plans and Specifications and Award of Contract for Seismic Retrofit Project – Fremont Fire Stations #4, #5, #9, #10 City Projects No. 8555, 8554, 8556, 8553 (PWC)

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Executive Summary: The purpose of this report is to approve plans and specifications, award a \$1,542,952 construction contract to Gordon Prill, Inc., for the Seismic Retrofit Project – Fremont Fire Stations # 4, # 5, # 9, #10, and appropriate funds from the proceeds of the Fire Safety bonds to cover the estimated total project costs.

BACKGROUND: The Seismic Retrofit Project – Fremont Fire Stations # 4, # 5, # 9, #10 is part of the \$51 million voter approved Measure R Fire Safety Bond of 2002 which called for fire facility seismic performance improvements and building renovation.

An analysis of these four stations built in the early 1990s determined that although the buildings exceed the design codes of 1989, they do not meet the current structural building codes for continuous operations before, during and after a major earthquake. The building codes and the understanding of building performance during major earthquakes changed drastically after the Northridge and Kobe earthquakes of the mid-1990s. The existing structures are not collapse hazards, but firefighters would likely need to break through the exit doors to respond after the earthquake. There would likely also be damage to the structures affecting the continued operation and occupancy of the stations.

The intent of this project is to enhance structural stability before, during, and after a major earthquake and renovate the facility for improved operations. The major components of the work include lightening the roof tile loads, increasing wall anchorage and stiffness, and bracing the apparatus bay doors openings. The scope of work includes the following elements:

- Strengthening the apparatus bay door openings during major earthquakes against sideways movement (drift). This involves installing 16 tons of structural steel for five moment frames and three braced frames to make the apparatus bay doors more resilient to structural drift during a major earthquake. The new steel moment frames will be installed at the front of each of the four fire stations and additional steel frames will be installed at the rear of the fire stations. It also includes adding 18 drilled piers 7'-14' deep and associated concrete grade beams for the moment frames foundations
- New seismic hold-down connections and shearwall sheathing at each station
- New light weight concrete tile roof and new seismic roof blocking at each station to lighten the dead load on the structure and improve seismic capacity

- Door and bathroom ADA Modifications at selected locations to improve accessibility
- Minor interior renovations including new office casework, kitchen counter top and apparatus room sink
- Recycling or re-use of a minimum of 50% and a goal of 75% of the construction debris by weight

Construction phasing and contract duration: Work will be done in phases to allow the continued occupancy of each station by the Fire Department. Firefighters will cooperate with the Contractor on vacating construction work areas during the day from 7 a.m. to 5 p.m. by moving apparatus outside and working in other areas of the station. Firefighters and the fire engine/apparatus will continue to occupy the building between 5 p.m. and 7 a.m. every night. Work on Fire Stations # 4 and # 9 are in Phase 1 and shall be substantially completed within 210 calendar days after the City's Notice To Proceed. Phase 2 Work on Fire Stations # 5 and # 9 generally cannot start until the completion of Phase 1. Phase 2 for Fire Stations # 5 and # 9 shall be substantially completed within 150 calendar days after the date specified in the City's Notice To Proceed for Phase 2. This phased construction will minimize disruption to the fire fighter operations and is more cost effective than establishing temporary fire stations while the buildings are being renovated.

Liquidated damages of \$600 per calendar day for the contractor's failure to complete each phase of the work within the specified contract time have been calculated and are recommended for approval by City Council with the approval of the plans and specifications.

Plans and specifications for the project have been completed and are ready for approval.

Bid Results: Two bids were received on May 19, 2004. The bidders with their respective bid amounts are shown below:

	Bidder	Bid Amount
1.	Gordon Prill, Inc.	\$ 1,544,440 \$ 1,542,952 *
2.	G. Swanson Construction, Inc.	\$ 1,668,663

* Corrected for arithmetic errors and unit price adjustments

Engineer's Estimate: \$1,554,000

The lowest responsible bidder, Gordon Prill, Inc., submitted a responsive bid and all documents are in order. The firm is experienced in projects of this type and has previously performed phased construction on occupied facilities.

Funding: The total estimated project costs for each station are shown below, and staff recommends appropriating funds to the project accounts to complete the work. Due to the fact that the construction bid amount is nearly identical to what had been budgeted for the project, the total estimated project costs are also nearly identical to what had been budgeted. There is sufficient funding for the total estimated project costs from the proceeds of the Fire Safety Bond. The first issue of \$10 million was sold in July 2003, and \$7,188,506 currently remains. Subsequent bond issues will be sold as needed.

Category	FS #4 PWC 8555	FS #5 PWC 8554	FS# 9 PWC 8556	FS#10 PWC 8553	TOTAL
SOFT COSTS					
1. Architect / Engineer	\$71,000	\$71,000	\$71,000	\$71,000	\$284,000
2. Construction Mgmt	\$31,000	\$21,000	\$23,000	\$40,000	\$115,000
3. Staff	\$63,000	\$40,000	\$40,000	\$42,000	\$185,000
4. Permits / fees / misc	\$50,000	\$33,000	\$33,000	\$34,000	\$150,000
HARD COSTS					
5. Construction Contract Award	\$493,687.90	\$360,199.60	\$345,340	\$343,724.50	\$1,542,952
6. Diesel Exhaust Extraction System	\$32,000	\$32,000	\$32,000	\$32,000	\$128,000
7. Dispatch System Upgrade	\$10,500	\$5,250	\$5,250	\$5,250	\$26,250
8. Solar Panel System	\$70,000	-	-	-	\$70,000
9. Construction Contingency (~15%)	\$90,000	\$58,000	\$57,000	\$63,000	\$268,000
TOTAL ESTIMATED PROJECT COSTS	\$911,187.90	\$620,449.60	\$606,590	\$630,974.50	\$2,769,202

The project budget for these four stations is \$2,782,000. The total estimated project cost of \$2,769,202 is slightly lower than the project budget. Included in the work is a planned solar panel installation at Fire Station #4, which is the only location where such a system is feasible. The system is not part of the general contractor's work and is planned to be bid out later to a specialty contractor. Staff will be returning to the City Council this summer to provide a comprehensive update on the budgets of all the Fire Bond projects.

The staff recommendation includes a detailed project appropriation to provide full funding of the project accounts for all costs of the project. The table below summarizes this recommendation. Previous appropriations were made in the award of the construction management contract and the award of the diesel exhaust extraction system contract. In addition, the City Council authorized a temporary appropriation of funds, in anticipation of issuance of the Fire Safety Bonds, to a general Fire Bond project account (501.PWC.8526) for the design contract covering all seven retrofit projects. This staff report recommends removing the temporary appropriation under fund 501, and appropriating the funds under fund 208 (Fire Safety Bond) to each of the seven retrofit projects (Fire Stations #4, #5, #9, #10, #1, #3, and #7).

Category	FS #4 PWC 8555	FS #5 PWC 8554	FS# 9 PWC 8556	FS#10 PWC 8553	TOTAL
Previous appropriations	\$61,120.06	\$51,502.06	\$54,038.06	\$69,574.06	\$236,234.24
Recommended re-appropriation from PWC8526	\$63,934.44	\$63,934.44	\$63,934.44	\$63,934.44	\$255,737.76
Recommended add'l appropriation of Fire Bond proceeds	\$786,133.40	\$505,013.10	\$488,617.50	\$497,466.00	\$2,277,230.00
Total Appropriations	\$911,187.90	\$620,449.60	\$606,590.00	\$630,974.50	\$2,769,202.00

Environmental Impact: This project is categorically exempt under Section 15302(c) of the California Environmental Quality Act.

Design Consultant: Noll and Tam Architects

Spending Limit Impact (Article XIII B): None.

ENCLOSURE: Bid Summary.

RECOMMENDATION:

1. Approve the plans and specifications for the Seismic Retrofit – Fremont Fire Stations # 4, # 5, # 9, # 10, City Projects No. 8555, 8554, 8556, 8553 (PWC).
2. Appropriate funds from the Fire Safety Bond revenue fund (208) to the following Fire Bond accounts: Fire Station #4 Account No. 208.PWC.8555.6106 (\$786,133.40); Fire Station #5 Account No. 208.PWC.8554.6106 (\$505,013.10); Fire Station #9 Account No. 208.PWC.8556.6106 (\$488,617.50); Fire Station #10 Account No. 208.PWC.8553.6106 (\$497,466.00).
3. Remove temporary appropriation of \$975,000 from 501.PWC.8526, and approve appropriation to the following fund 208 Fire Bond accounts: Fire Station #4 Account No. 208.PWC.8555.6106 (\$63,934.44); Fire Station #5 Account No. 208.PWC.8554.6106 (\$63,934.44); Fire Station #9 Account No. 208.PWC.8556.6106 (\$63,934.44); Fire Station #10 Account No. 208.PWC.8553.6106 (\$63,934.44); Fire Station #1 Account No. 208.PWC.8551.6106 (\$223,725.14); Fire Station #3 Account No. 208.PWC.8552.6106 (\$223,725.14); and Fire Station #7 Account No. 208.PWC.8550.6106 (\$271,811.96).
4. Award a contract for construction for the Seismic Retrofit – Fremont Fire Stations # 4, # 5, # 9, # 10, City Projects No. 8555, 8554, 8556, 8553 (PWC), to Gordon Prill, Inc., in the amount of \$1,542,952, and Authorize the City Manager, or her designee, to execute the contract.

